

PELLEGRINO (05-09)

Mr. Michael Miele appeared before the board for this proposal.

MR. PETRO: Next is Pellegrino on Route 207. Proposed 2 lot residential subdivision. Application proposes the subdivision of 4.7 acre parcel into two single family residential lots, this plan was reviewed on a concept basis only, R-1 zone so you need 80,000 foot lots. Some corrections are needed to the bulk table as follows, I don't need to go through them all, you can get a copy of this from Mark.

MR. MIELE: Not yet.

MR. PETRO: Mark, give him a copy so he can correct all that. Why don't you tell us briefly what you want to do being it's the first time.

MR. MIELE: It's an existing house located on lot 1 now this is just a little bit I guess west of Scully's where John Pellegrino there's an existing landscape yard I think he has a barn on lot two, there's an existing dwelling on lot 1 that he's looking to remain and he wants to get another single family residential lot on lot 2. There's an existing right-of-way that goes up, we're proposing about a 350 foot private road relocating the right-of-way along the private road then re-establishing it back to the back. So now both driveways will be coming off the private road, private road entrance will be exactly where the entrance is now to the old landscape yard on and to where the existing dwelling is now.

MR. PETRO: How long is the private road?

MR. MIELE: Three hundred, a little over 300 feet.

MR. PETRO: So the lot number 2 driveway would come off

the end of the private road?

MR. MIELE: Yes and then we'll re-establish lot 1 driveway to come off the private road also so you'll still only have one access out on to the state right-of-way.

MR. PETRO: Size of the lots Mark conform, what's the size of both lots?

MR. EDSALL: Yes.

MR. MIELE: One's just over 80,000 and the other's 125,000.

MR. EDSALL: Are those net numbers or 82,3 including the private road?

MR. MIELE: To be honest, I'll have to check, I don't believe that includes the right-of-way, I think that's net.

MR. ARGENIO: Did you say what the right-of-way served, does it serve the lots in the back?

MR. MIELE: It's to get back to Lang and instead of keeping the right-of-way where it is, we're going to re-deed it down a private road and re-establish it back in the end instead of keeping it, you know--

MR. PETRO: I think if the road were, it's 2,300 feet, if it's 300 feet long and 30 feet wide if he netted out the number he'd still be conforming anyway.

MR. EDSALL: He's got enough to work with either way.

MR. PETRO: I think so. The planning board may wish to authorize issuance of a lead agency coordination letter for the project, begin the SEQRA process.

MR. ARGENIO: I'll make a motion we take lead agency for the project.

MR. SCHLESINGER: Second it.

MR. PETRO: Issue a coordination letter. Motion has been made and seconded that the New Windsor Planning Board authorize lead agency coordination letter to be mailed. Myra, take care of it. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. PETRO	AYE

MR. PETRO: I recommend a public hearing for this application given the existing right-of-way through the property, we're going to Orange County.

MR. ARGENIO: Public hearing.

MR. PETRO: He can do that at this time, Mark. Let me see what else we have here, why do we have to go to DOT, Mark, when the road's already existing, is it a private road now?

MR. EDSALL: No, it's a driveway now.

MR. PETRO: You're going to make it a private road?

MR. EDSALL: Yeah so I'd just as soon not get them jammed up later when they get a permit that DOT never saw it.

MR. MIELE: Newburgh office?

MR. EDSALL: Yes, we'll refer it over subject to the board okaying I'll send it to both DOT and the Planning Department.

MR. PETRO: We're going to authorize a public hearing and I guess what we'll do is schedule it after we hear back from the, more than 30 days runs out on the letter we'll authorize it tonight so you don't have to come back in the meantime.

MR. MIEL: Okay.

MR. PETRO: Motion to have a public hearing.

MR. ARGENIO: I'll make the motion.

MR. MASON: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Pellegrino minor subdivision on New York State 207. Any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. PETRO	AYE

MR. PETRO: Mark, do you have anything else on the plan itself that you want to discuss? It's pretty straightforward.

MR. EDSALL: We've been working at the workshop and adjusting things and cleaning it up, I think it's in much better shape than the initial plans.

MR. PETRO: Okay, thanks for coming in.

MR. MIELE: Thank you.

MR. ARGENIO: Let me ask you one thing, in our private road spec, we still allow the emulsion and stone treatment to the road?

MR. EDSALL: That's at minimum, a lot of people put pavement instead of the oil and chip but that's the minimum requirement.